

FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY
FOR TEMPE MARKET STATION

A PORTION OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 1N, RANGE 4E, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA

OWNER AUTHORIZATION

QUEMADO PARTNERS, LLC, AN AZ LLC

BY: [Signature] DATE: 11/13/19
JEFF SCANLON
ITS: MANAGER

OWNER/DEVELOPER

QUEMADO PARTNERS, LLC, AN AZ LLC
JEFF SCANLON, MANAGER
17929 N. 99TH STREET
SCOTTSDALE, ARIZONA 85255

ACKNOWLEDGEMENT

ON THIS 13th DAY OF November, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JEFF SCANLON, MANAGER, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: [Signature] NOTARY PUBLIC
Natalie Shabo
Notary Public - Arizona
Maricopa County
Commission # 549918
My Comm. Expires Sep 4, 2022

LEGAL DESCRIPTION

TOTAL NET BOUNDARY
THAT PORTION OF NORTH HALF OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TEMPE", FROM WHICH THE CENTER OF SAID SECTION 13, MARKED BY A BRASS CAP IN HANDHOLE STAMPED "CITY OF TEMPE" BEARS NORTH 01°10'10" EAST, AS RECORDED IN A RECORD OF SURVEY PREPARED BY ALLIANCE LAND SURVEYING IN BOOK 1216 OF MAPS, PAGE 7, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, FOR A MEASURED DISTANCE OF 2611.44 FEET;
THENCE NORTH 01°10'10" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13, FOR A DISTANCE OF 2248.11 FEET;
THENCE NORTH 88°49'06" WEST FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SMITH ROAD, AS RECORDED IN THE FINAL PLAT OF "FISHER TOOLS AND HANDLES" IN BOOK 1035 OF MAPS, PAGE 21, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°49'06" WEST, FOR A DISTANCE OF 617.17 FEET TO A FOUND 1/2" REBAR & CAP STAMPED "LS 17388", SAID POINT MARKING THE NORTHEAST CORNER OF A PARCEL AS DEFINED IN WARRANTY DEED AS RECORDED IN DOCUMENT NO. 20060343335, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH 88°50'54" WEST, ALONG THE NORTH LINE OF SAID PARCEL, FOR A DISTANCE OF 627.40 FEET, TO A POINT 30.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE NORTH 01°07'07" EAST, PARALLEL WITH AND 30.0 FEET EAST OF SAID WEST LINE, FOR A DISTANCE OF 268.25 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RIO SALADO PARKWAY AS DEPICTED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-0516778, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA;
THE FOLLOWING FIVE COURSES ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE:
THENCE NORTH 44°08'30" EAST, FOR A DISTANCE OF 28.49 FEET;
THENCE SOUTH 81°39'37" EAST, FOR A DISTANCE OF 66.50 FEET;
THENCE SOUTH 88°52'14" EAST, FOR A DISTANCE OF 65.40 FEET;
THENCE NORTH 76°40'02" EAST, FOR A DISTANCE OF 30.12 FEET;
THENCE NORTH 01°06'57" EAST, FOR A DISTANCE OF 2.68 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE AS DEFINED IN ROADWAY CONDEMNATION DOCUMENT NO. 1998-156560, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING ON A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE SOUTH 89°43'46" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 1044.98 FEET;
THENCE SOUTH 44°17'07" EAST, FOR A DISTANCE OF 28.06 FEET, TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;
THENCE SOUTH 01°10'10" WEST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 287.71 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 369,338 SQ.FT., OR 8.478 ACRES, MORE OR LESS.

APPROVAL

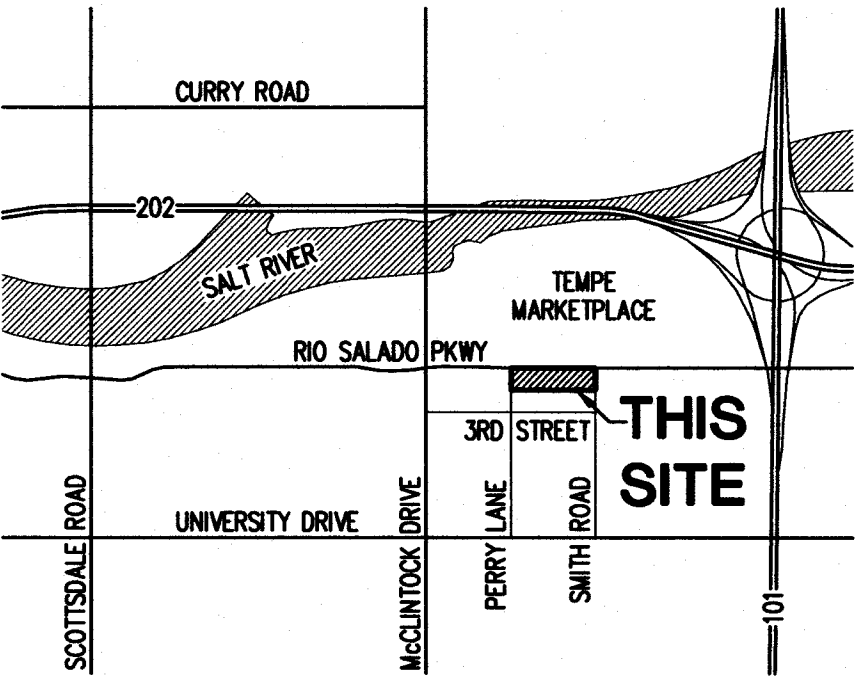
APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 17TH DAY OF OCTOBER, 2019.

PROJECT DATA

Table with 2 columns: STANDARD, PROPOSED. Rows include: TEMPE MARKET STATION PLANNED AREA DEVELOPMENT, TOTAL LOT AREA, DENSITY, MINIMUM NET SITE AREA, PER DWELLING, MAXIMUM HEIGHT, TOTAL GROUND FLOOR AREA, MAXIMUM LOT COVERAGE, MINIMUM LANDSCAPE AREA, SETBACKS, NORTH STREET SIDE, NORTH STREET SIDE PARKING, INTERNAL LOT LINES, SIDE COMMON WALL, SOUTH SIDE, EAST REVERSE FRONTAGE, EAST REVERSE FRONTAGE PARKING, WEST STREET FRONTAGE, WEST STREET FRONTAGE PARKING.

Table with 7 columns: TEMPE MARKET STATION, LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6. Rows include: USE, SITE AREA, GROUND FLOOR BUILDING AREA, TOTAL BUILDING AREA, BUILDING COVERAGE, PATIO AREA, LANDSCAPE AREA, LANDSCAPE AREA %, BUILDING HEIGHT, VEHICLE PARKING PER USE, RETAIL, HOTEL, RESTAURANT, RESTAURANT PATIO, OFFICE, HOTEL OFFICE AREA, CONFERENCE ROOM, HOTEL CONFERENCE ROOM AREA, SERVICE, HOTEL SERVICE AREA, ACCESSIBLE PARKING, BICYCLE PARKING PER USE, RETAIL, HOTEL, OFFICE, CONFERENCE, SERVICE, RESTAURANT INDOOR, RESTAURANT PATIO, TOTAL PARKING REQUIRED PER LOT, TOTAL PARKING PROVIDED PER LOT, BICYCLE PARKING PROVIDED PER LOT, TOTAL PARKING REQUIRED AND PROVIDED IN DEVELOPMENT.

SITE VICINITY MAP

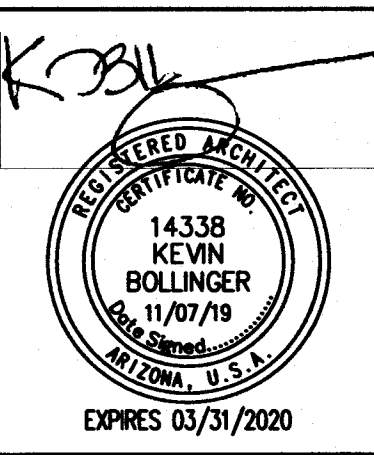


PREVIOUS APPROVALS:

CASE NUMBERS FOR ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT APPROVAL PER CITY COUNCIL PREVIOUS APPROVAL ON 09/22/2016: PL160241, DS160579, REC16150

CONDITIONS OF APPROVAL: PAD190009

- PAD190009 - ZONING AMENDMENT AND PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL PER CITY COUNCIL APPROVAL ON 10/23/2019
- A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE ZONING OF THE PROPERTY MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO A PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
- THE PROPERTY OWNER(S) SHALL SIGN A WAIVER OF RIGHTS AND REMEDIES FORM. BY SIGNING THE FORM, THE OWNER(S) VOLUNTARILY WAIVE(S) ANY RIGHT TO CLAIM COMPENSATION FOR DIMINUTION OF PROPERTY VALUE UNDER A.R.S. §12-1134 THAT MAY NOW OR IN THE FUTURE EXIST, AS A RESULT OF THE CITY'S APPROVAL OF THIS APPLICATION, INCLUDING ANY CONDITIONS, STIPULATIONS AND/OR MODIFICATIONS IMPOSED AS A CONDITION OF APPROVAL. THE SIGNED FORM SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT NO LATER THAN 30 DAYS FROM THE DATE OF CITY COUNCIL APPROVAL, OR THE ZONING MAP AMENDMENT AND PLANNED AREA DEVELOPMENT APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE MARKET STATION SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL.
- THE .231 ACRE REMNANT PARCEL ON THE SOUTH EAST CORNER OF PERRY LANE AND RIO SALADO PARKWAY SHALL BE ACQUIRED BY THE DEVELOPER PURSUANT TO THE PROPERTY DISPOSITION PROCESS OF THE CITY OF TEMPE PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE DEVELOPER SHALL MAKE NECESSARY IMPROVEMENTS TO MITIGATE DELAYS AND INCREASE TRAFFIC SAFETY AS INDICATED IN THE TRAFFIC IMPACT STUDY SUBMITTED ON AUGUST 5, 2019, AS APPROVED BY THE ENGINEERING AND TRANSPORTATION DEPARTMENT.
- PRIOR TO APPLICATION FOR BUILDING PERMITS, FOR LOT 5 OR LOT 6, WHICHEVER IS FIRST, THE DEVELOPER SHALL COORDINATE WITH TRAFFIC ENGINEERING FOR SMITH ROAD IMPROVEMENTS ON THE WEST SIDE. THESE IMPROVEMENTS ARE CONTINGENT UPON THE FINAL DESIGN SOLUTION FOR THE INTERSECTION OF SMITH ROAD AND RIO SALADO PARKWAY, AND COORDINATION WITH THE PROPERTY TO THE NORTH. THE IMPROVEMENTS FOR TEMPE MARKET STATION INCLUDE REALIGNMENT OF THE WEST CURB 8' FROM THE CURRENT LOCATION IN ALIGNMENT WITH THE CURB ON THE NORTH SIDE OF RIO SALADO PARKWAY, RELOCATION OF THE EXISTING TRAFFIC SIGNAL AT THE SOUTH WEST CORNER, REQUISITE ACCESSIBILITY MODIFICATIONS AT THIS CORNER AND CONSTRUCTION OF A NEW 8' SIDEWALK. LF THE SIDEWALK OR TRANSIT STOP CROSS FROM RIGHT-OF-WAY ONTO PRIVATE PROPERTY, A PUBLIC SIDEWALK/TRANSIT EASEMENT SHALL BE REQUIRED.
- AN AMENDED SUBDIVISION PLAT IS REQUIRED FOR THIS DEVELOPMENT AND SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS.



the bca companies
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TEMPE MARKET STATION
HOTEL LOT 2
1953 EAST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281

Table with 2 columns: REVISIONS, DATE. Rows for tracking revisions.

Table with 2 columns: FIELD, VALUE. Rows for: DATE, PROJ.#, DESIGN:, DRAWN:, CHECK:, SCALE:.

PLANNED AREA DEVELOPMENT OVERLAY
PAD-1

DS181392

PAD190009

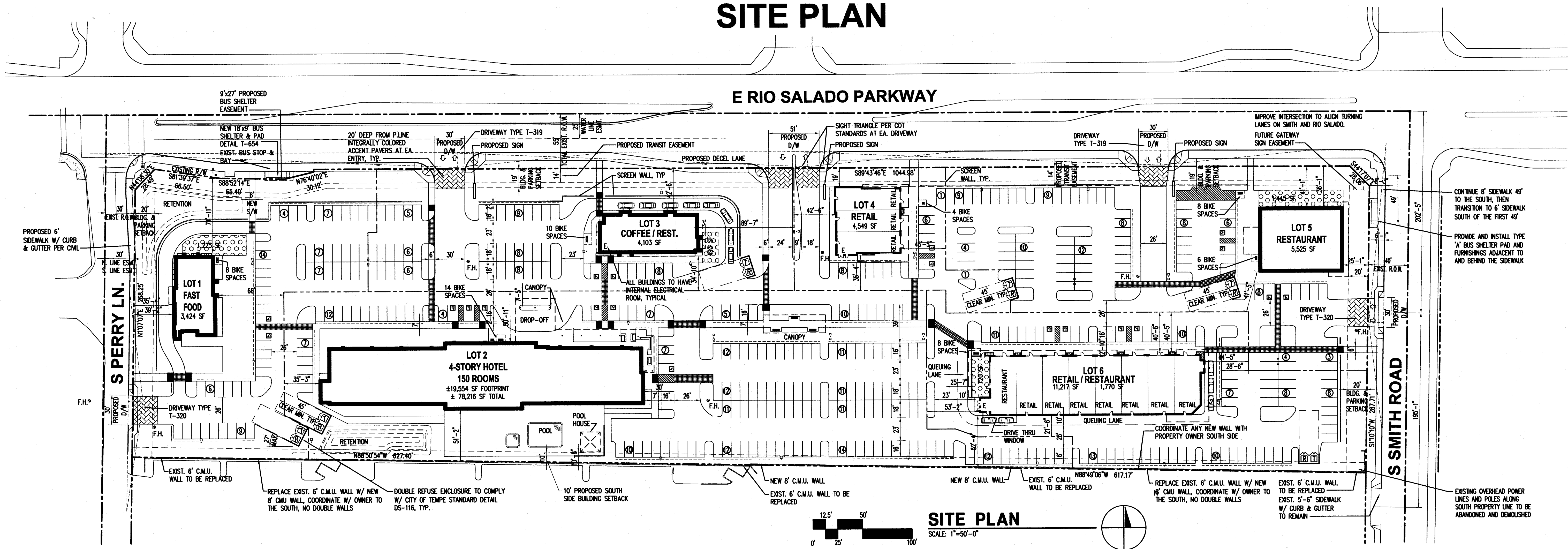
REC19120

REC19120

PAD190009

DS181392

FIRST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR TEMPE MARKET STATION SITE PLAN



APPLICANT

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CIVIL ENGINEER

3ENGINEERING
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LANDSCAPE ARCHITECT

DESIGN ETHIC
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TRAFFIC ENGINEER

J2 ENGINEERING & ENVIRONMENTAL DESIGN
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EMAIL: jblakeman@j2design.us

BICYCLE PARKING

1. FAST FOOD LOT:

RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.
3,424 S.F. / 500 S.F. = 7 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.
1,225 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
REQUIRED BICYCLE PARKING - 8 SPACES
PROVIDED BICYCLE PARKING - 8 SPACES

2. HOTEL LOT:

HOTEL - 1 PER 20 UNITS
150 UNITS / 20 UNITS = 8 SPACES REQUIRED
OFFICE 1,132 S.F. - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)
2 MIN. SPACES REQUIRED
CONFERENCE 1,132 S.F. - 1 SPACE PER 2,000 S.F.
1,132 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
SERVICE 3,150 S.F. - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)
2 MIN. SPACES REQUIRED

REQUIRED BICYCLE PARKING - 13 SPACES
PROVIDED BICYCLE PARKING - 14 SPACES

3. COFFEE / RESTAURANT LOT:

RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.
4,103 S.F. / 500 S.F. = 8 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.
493 S.F. / 2,000 S.F. = 1 SPACE REQUIRED

REQUIRED BICYCLE PARKING - 9 SPACES
PROVIDED BICYCLE PARKING - 10 SPACES

4. RETAIL LOT:

RETAIL (INDOOR) - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)
4,549 S.F. / 10,000 S.F. = 2 SPACES REQUIRED
REQUIRED BICYCLE PARKING - 2 SPACES
PROVIDED BICYCLE PARKING - 4 SPACES

5. RESTAURANT LOT:

RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.
5,525 S.F. / 500 S.F. = 11 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.
1,445 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
REQUIRED BICYCLE PARKING - 12 SPACES
PROVIDED BICYCLE PARKING - 14 SPACES

6. RESTAURANT / RETAIL LOT:

RESTAURANT (INDOOR) - 1 SPACE PER 500 S.F.
1,770 S.F. / 500 S.F. = 4 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO) - 1 SPACE PER 2,000 S.F.
720 S.F. / 2,000 S.F. = 1 SPACE REQUIRED
RETAIL (INDOOR) - 1 SPACE PER 10,000 S.F. (2 SPACES MIN.)
11,417 S.F. / 10,000 S.F. = 2 MIN. SPACES REQUIRED
REQUIRED BICYCLE PARKING - 7 SPACES
PROVIDED BICYCLE PARKING - 8 SPACES

TOTAL BICYCLE PARKING REQUIRED :51
TOTAL BICYCLE PARKING PROVIDED :58

LOT USES AND PARKING

1. FAST FOOD LOT:

±54,568 S.F. (±1.25 ACRE)
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.
3,424 S.F. / 75 S.F. = 46 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO)
1 SPACE PER 150 S.F., EXCLUDING THE FIRST 300 S.F.
1,225 S.F. - 300 = 925 S.F. / 150 = 6 SPACES REQUIRED
REQUIRED PARKING STALLS - 52 SPACES
PROVIDED PARKING STALLS - 54 SPACES

2. HOTEL LOT:

±115,832 S.F. (±2.66 ACRES)
HOTEL GROUND FLOOR AREA: 19,554 S.F.
HOTEL TOTAL BUILDING AREA: 78,216 S.F.
HOTEL - 1 SPACE PER ROOM
150 ROOMS = 150 SPACES REQUIRED
OFFICE - 1 SPACE PER 300 S.F.
1,133 S.F. / 300 S.F. = 4 SPACES REQUIRED
CONFERENCE - 1 SPACE PER 125 S.F.
1,132 S.F. / 125 S.F. = 9 SPACES REQUIRED
SERVICE - 1 SPACE PER 300 S.F.
3,150 S.F. / 300 S.F. = 11 SPACES REQUIRED
REQUIRED PARKING STALLS - 174 SPACES
PROVIDED PARKING STALLS - 168 SPACES

3. COFFEE / RESTAURANT LOT:

±52,290 S.F. (±1.20 ACRE)
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.
4,103 S.F. / 75 S.F. = 55 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO)
1 SPACE PER 150 S.F., EXCLUDING THE FIRST 300 S.F.
493 S.F. - 300 = 193 S.F. / 150 = 1 SPACE REQUIRED
REQUIRED PARKING STALLS - 56 SPACES
PROVIDED PARKING STALLS - 50 SPACES

4. RETAIL LOT:

±21,793 S.F. (±0.50 ACRE)
RETAIL (INDOOR) - 1 SPACE PER 300 S.F.
4,549 S.F. / 300 S.F. = 15 SPACES REQUIRED
REQUIRED PARKING STALLS - 15 SPACES
PROVIDED PARKING STALLS - 16 SPACES

5. RESTAURANT LOT:

±66,207 S.F. (±1.52 ACRE)
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.
5,525 S.F. / 75 S.F. = 74 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO)
1 SPACE PER 150 S.F., EXCLUDING THE FIRST 300 S.F.
1,445 S.F. - 300 = 1,145 S.F. / 150 = 8 SPACES REQUIRED
REQUIRED PARKING STALLS - 82 SPACES
PROVIDED PARKING STALLS - 81 SPACES

6. RESTAURANT / RETAIL LOT:

±58,647 S.F. (±1.35 ACRE)
RESTAURANT (INDOOR) - 1 SPACE PER 75 S.F.
1,770 S.F. / 75 S.F. = 24 SPACES REQUIRED
RESTAURANT (OUTDOOR PATIO)
1 SPACE PER 150 S.F., EXCLUDING THE FIRST 300 S.F.
720 S.F. - 300 = 420 S.F. / 150 = 3 SPACES REQUIRED
RETAIL (INDOOR) - 1 SPACE PER 300 S.F.
11,217 S.F. / 300 S.F. = 37 SPACES REQUIRED
REQUIRED PARKING STALLS - 64 SPACES
PROVIDED PARKING STALLS - 67 SPACES

TOTAL PARKING STALLS REQUIRED :443
TOTAL PARKING STALLS PROVIDED :436
NOTE: SHARED MODEL USED BETWEEN LOTS

PROJECT DESCRIPTION

THE PROJECT SITE IS A 8.478 ACRE SITE, LOCATED AT THE SOUTHEAST CORNER OF RIO SALADO PARKWAY & PERRY LANE. THIS PROJECT WILL CONSIST OF MULTIPLE RETAIL SHOP SPACES, DRIVE THRU AND SIT-DOWN RESTAURANTS AND A HOTEL AS WELL AS SITE IMPROVEMENTS.

NOTES (CITY OF TEMPE)

1. TRAFFIC CALMING DEVICES SHALL BE PROHIBITED UNLESS APPROVED BY THE FIRE CODE OFFICIAL. (FC 2018 - 503.4.1)

SITE DATA (COMBINED)

EXISTING ZONING: PCC-2 (PLANNED COMMERCIAL CENTER COMPREHENSIVE)
PROPOSED ZONING: PCC-2 (PLANNED COMMERCIAL CENTER COMPREHENSIVE)
PROPOSED USE: COMMERCIAL / RETAIL, HOTEL, RESTAURANTS, DRIVE-THRU
GROSS SITE AREA: ±369,302 S.F. (±8.478 A.C.)
NET SITE AREA: ±369,302 S.F. (±8.478 A.C.)
TOTAL GROUND FLOOR LOT COVERAGE: ±50,142 S.F.
BUILDING COVERAGE: 13.57%
LANDSCAPE AREA: 26.77% (±98,881 S.F.)
*PARKING REQUIRED: 443 SPACES
*ACCESSIBLE PARKING REQUIRED: 9 SPACES
*BICYCLE PARKING REQUIRED: 51 SPACES
BICYCLE PARKING PROVIDED: 58 SPACES

BUILDING USES & AREAS

1. FAST FOOD RESTAURANT W/ DRIVE THRU: ±3,424 S.F.
OUTDOOR PATIO: ±1,225 S.F.
2. HOTEL (1ST FLOOR ONLY): ±19,554 S.F.
3. COFFEE / RESTAURANT W/ DRIVE THRU: ±4,103 S.F.
OUTDOOR PATIO: ±493 S.F.
4. RETAIL: ±4,549 S.F.
5. RESTAURANT: ±5,525 S.F.
OUTDOOR PATIO: ±1,445 S.F.
6. RESTAURANT W/ DRIVE THRU: ±11,217 S.F.
OUTDOOR PATIO: ±930 S.F.
RETAIL: ±11,217 S.F.

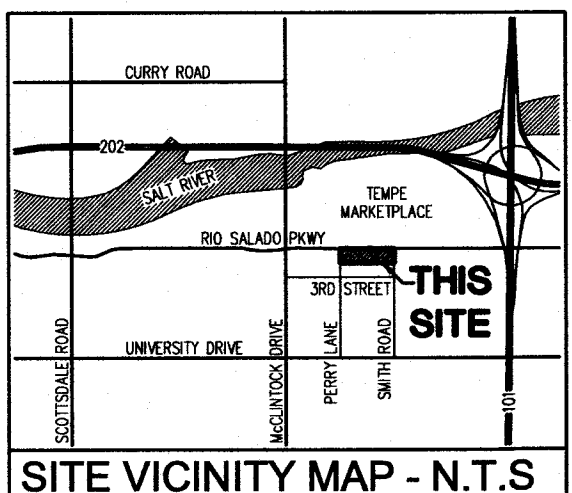
TOTAL GROUND FLOOR LOT COVERAGE: ±50,142 S.F.

NOTES:
- TOTAL BUILDING AREA DOES NOT CONTAIN PATIO OR CANOPY AREAS

2. HOTEL (2ND - 4TH FLOOR): ±58,662 S.F.
±19,554 S.F. X 3:
TOTAL BUILDING AREA: ±108,804 S.F.

THE PROPOSED SITE PLAN MODIFIES THE EXISTING ENTITLEMENTS FOR THIS SITE WITH THE PLANNED AREA DEVELOPMENT, BASED ON DESIGN PRESENTED WITH THIS PLAN DATED AUGUST 05, 2019

TEMPE MARKET STATION PLANNED AREA DEVELOPMENT		
STANDARD	EXISTING PCC-2 PAD	PROPOSED PCC-2 PAD
DENSITY (DU/ACRE)	25 (U)	25 (U)
MINIMUM NET SITE AREA (SQUARE FEET)	N/A	N/A
PER DWELLING	N/A	N/A
MAXIMUM HEIGHT (FEET)	40 FT	60 FT
MAXIMUM LOT COVERAGE (% OF NET SITE AREA)	50%	50%
MINIMUM LANDSCAPE AREA (% OF NET SITE AREA)	15%	15%
SETBACKS (FEET) (C): [EXCEPTIONS, SEE SECTION 4-205(B)]		
NORTH STREET SIDE (RIO SALADO PARKWAY)	10 FT	19 FT
NORTH STREET SIDE PARKING (RIO SALADO PARKWAY)	20 FT	19 FT
INTERNAL LOT LINES	3 FT	5 FT
SIDE COMMON WALL	0 FT	0 FT
SOUTH SIDE	30 FT	10 FT
EAST REVERSE FRONTAGE (SMITH ROAD)	0 FT	20 FT
EAST REVERSE FRONTAGE PARKING (SMITH ROAD)	20 FT	20 FT
WEST STREET FRONTAGE (PERRY LANE)	0 FT	20 FT
WEST STREET FRONTAGE PARKING (PERRY LANE)	20 FT	20 FT



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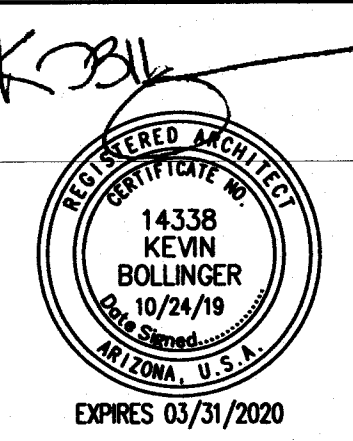
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REC19120

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the
bca
companies

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**TEMPE MARKET STATION
HOTEL LOT 2**
1953 EAST RIO SALADO PARKWAY
TEMPE, ARIZONA 85281

REVISIONS

DATE: 10/24/2019
PROJ.# 156816
DESIGN: -
DRAWN: BG
CHECK: KB
SCALE: 1" = 50'-0"

PLANNED AREA
DEVELOPMENT OVERLAY
PAD-2